

**PROJECT SUMMARY**

PROJECT LOCATION: 12000 AVENUE, SIMI VALLEY, CA 91386

PROJECT OWNER: WEST SIMI BUSINESS CENTER

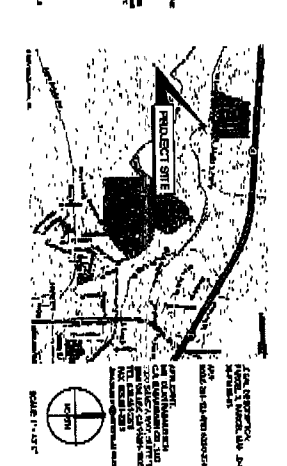
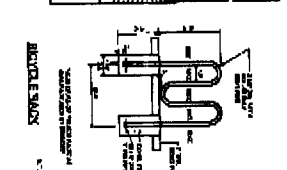
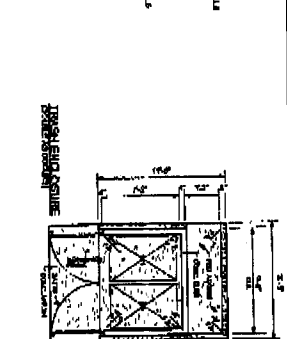
PROJECT DESCRIPTION: 120,000 SQ. FT. OFFICE BUILDING WITH 1,200 PARKING SPACES

PROJECT PHASE: PRELIMINARY SITE PLAN

PROJECT DATE: 08/15/08

PROJECT SCALE: 1" = 40'

ITEM	DESCRIPTION	QUANTITY	UNIT
1	OFFICE BUILDING	1	SQ. FT.
2	PARKING SPACES	1,200	SPACES
3	LANDSCAPING	1	ACRE
4	WATER SUPPLY	1	INCH
5	SEWER	1	INCH
6	ELECTRICITY	1	INCH
7	TELEPHONE	1	INCH
8	WATER TREATMENT	1	INCH
9	SEWER TREATMENT	1	INCH
10	ELECTRICITY TREATMENT	1	INCH
11	TELEPHONE TREATMENT	1	INCH
12	WATER TREATMENT	1	INCH
13	SEWER TREATMENT	1	INCH
14	ELECTRICITY TREATMENT	1	INCH
15	TELEPHONE TREATMENT	1	INCH



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City of Simi Valley  
Environmental Services Department  
August 18, 2008  
Case No. PD-S-0997/TP-S-650  
Exhibit A (Reduced)

CITY OF SIMI VALLEY  
**MITIGATED NEGATIVE DECLARATION**  
(NO SIGNIFICANT IMPACT ON THE ENVIRONMENT)

REVIEW PERIOD: September 5, 2008 through October 6, 2008

APPLICANT: C.A. Rasmussen Company CASE PLANNER: Julia Ramirez

ADDRESS: 2320 Shasta Way ENVIRONMENTAL  
Simi Valley, CA 93065 PLANNER: Cynthia Sabatini

PROJECT DESIGNATION: PD-S-0997 / TP-S-0650

PROJECT DESCRIPTION: The project proposal is to construct a 167,417-square foot light industrial park on a 13.1-acre parcel. The project consists of six separate buildings divided into units and ranging in size from 13,500 to 52,749 square feet. It is projected that offices will occupy 25 percent of the square footage in each building. The project includes 514 parking spaces and other paving covering 46 percent of the site, and 24 percent of the site will be landscaped. Roadway widening of West Los Angeles Avenue and the widening and realignment of Quimisa Drive will occur with construction of the project. The project site is currently used as a contractor storage yard, and the parcel is adjacent to the west bank of Alamos Creek, north of West Los Angeles Avenue.

PROJECT LOCATION: The northeast corner of West Los Angeles Avenue and Quimisa Drive.

On the basis of the Initial Study for the project, it has been determined that the project would not have a potential for a significant effect on the environment. This document constitutes a Mitigated Negative Declaration based upon the inclusion of the following measures into the project by the applicant:

1. Prior to issuance of grading permit, Applicant must provide a copy of a signed contract with a qualified arborist, and the schedule for required tree relocation, preservation and maintenance as described in the project Tree Report dated June 10, 2008, to the Deputy Director/City Planner for approval. The schedule must include a five-year monitoring plan for long-term survivability, and replacement strategy for trees that may not survive the process. Construction drawings must show the fencing for the tree protective zone and include the notes that no objects shall be attached to the preserved trees; materials shall not be used, dumped, or stored under the

**CITY OF SIMI VALLEY  
PLANNING DIVISION  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
INITIAL STUDY**

1. Project Title: PD-S-0997 / TP-S-0650
2. Lead Agency Name and Address: City of Simi Valley, 2929 Tapo Canyon Road, CA 93063
3. Contact Person and Phone Number: Cynthia Sabatini (805) 583-6776
4. Project Location: The northeast corner of West Los Angeles Avenue and Quimisa Drive, adjacent to the west bank of Alamos Creek
5. Project Sponsor' Name and Address: C.A. Rasmussen Company, 2320 Shasta Way, Unit F, Simi Valley, CA 93065-1800
6. General Plan Designation: Light Industrial
7. Zoning: GI (SB) (General Industrial, Sexually Oriented Business overlay)
8. Description of Project:

The project proposal is to construct a 167,417-square foot light industrial park on a 13.1-acre site. The project consists of six separate buildings divided into units and ranging in size from 13,500 to 52,749 square feet. It is projected that offices will occupy 25 percent of the square footage in each building. The project includes 514 parking spaces and other paving covering 46 percent of the site, and 24 percent of the site will be landscaped. Roadway widening of West Los Angeles Avenue and the widening and realignment of Quimisa Drive will occur with construction of the project. The project site is currently used as a contractor storage yard, and the parcel is adjacent to the west bank of Alamos Creek, north of West Los Angeles Avenue.

9. Surrounding Land Uses and Setting:

The project site is located on West Los Angeles Avenue in the West End Specific Plan (WESP) area. This general area of the City has historically been the location for heavy industrial uses such as gravel mining and auto wrecking. The WESP area has slowly developed over the past 20 years with commercial and industrial uses, and a portion of the project parcel has been used for contractor's storage for many years. An existing contractor's storage yard is directly across West Los Angeles Avenue to the south, and the City's Sanitation Plant is located across West Los Angeles Avenue to the southwest of the project site. The Alamos Creek drainage runs along the eastern portion of the project site, and an approved RV Storage facility will be located beyond Alamos Creek approximately 350' to the east of the project site. The Southern Pacific Railroad track is immediately adjacent to the north of the project site, and Oak County Park is across Quimisa Drive to the northwest of the site.

Approximately 6.5 acres of the 13.1-acre site is graded dirt and in use as a contractor's storage yard. The Alamos Creek drainage runs adjacent to the eastern boundary of the site before the

creek crosses under West Los Angeles Avenue. State and Federal agencies regard this section of Alamos Creek as a crucial segment of a north-south wildlife movement corridor that could potentially link the Santa Monica Mountains to Los Padres National Forest. Within the property boundaries there is a large stand of very old Coast Live Oak trees mixed with pepper trees, and areas of coastal sage scrub vegetation as well as disturbed areas that contain non-native scrub and grasses. A small portion of the project site contains an area that is under the jurisdiction of the Army Corps of Engineers and the California Department of Fish and Game.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

US Army Corps of Engineers  
California Department of Fish & Game  
Ventura County Watershed Protection District  
Regional Water Quality Control Board

11. Date Deemed Complete/Ready to Process: July 7, 2008
12. A site inspection was performed on: June 17, 2008 By: Associate Planner, Cynthia Sabatini
13. Are any of the following studies required? ("Yes" or "No" response required)

<u>Yes</u>	Traffic Study
<u>No</u>	Noise Study
<u>Yes</u>	Geotechnical Study
<u>Yes</u>	Hydrology Study
<u>Yes</u>	Tree Study and Appraisal (pursuant to Section 9-38 et seq. SVMC)
<u>Yes</u>	Biological Study
<u>Yes</u>	Rare, Threatened and Endangered Species Survey
<u>Yes</u>	Wetlands Delineation Study
<u>Yes</u>	Archaeological Study
<u>No</u>	Historical Study
_____	Other (List) _____

14. Location Map

